

027.0

Map

0001

Block

0010.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 979,700 /

USE VALUE: 979,700 /

ASSESSed: 979,700 /

Total Card /

Total Parcel

979,700

979,700

979,700

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

86 -88

GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HOLLAND RODERICK J

Owner 2:

Owner 3:

Street 1: 88 GRAFTON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2870 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

104

86 -88

GRAFTON ST, ARLINGTON

104

4950.000

519,800

5,100

454,800

979,700

Total Card

0.114

519,800

5,100

454,800

979,700

Total Parcel

0.114

519,800

5,100

454,800

979,700

Source: Market Adj Cost

Total Value per SQ unit /Card: 341.33

/Parcel: 341.33

Legal Description

User Acct

18171

GIS Ref

GIS Ref

Insp Date

07/29/17

!2220!

Parcel ID

027.0-0001-0010.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

104

FV

519,800

5100

4,950.

454,800

979,700

Year end

12/23/2021

2021

104

FV

495,800

5100

4,950.

454,800

955,700

Year End Roll

12/10/2020

2020

104

FV

495,900

5100

4,950.

454,800

955,800

955,800

Year End Roll

12/18/2019

2019

104

FV

384,100

5100

4,950.

483,200

872,400

872,400

Year End Roll

1/3/2019

2018

104

FV

384,100

5100

4,950.

352,500

741,700

741,700

Year End Roll

12/20/2017

2017

104

FV

359,900

4600

4,950.

307,000

671,500

671,500

Year End Roll

1/3/2017

2016

104

FV

359,900

4600

4,950.

261,500

626,000

626,000

Year End

1/4/2016

2015

104

FV

320,000

4600

4,950.

255,800

580,400

580,400

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

HARRINGTON RICH

26572-231

8/9/1996

286,000

No

No

Y

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

6/10/2014

642

Porch

26,240

5/20/2014

473

Re-Roof

15,700

7/7/2010

798

Porch

21,326

REPL PORCHES

Date

Result

By

Name

7/29/2017

Meas/Inspect

HS

Hanne S

6/26/2014

External Ins

MM

Mary M

6/18/2014

External Ins

PC

PHIL C

4/4/2009

Inspected

372

PATRIOT

2/23/2009

Measured

372

PATRIOT

5/13/2000

Inspected

197

PATRIOT

11/20/1999

Missed Appt.

263

PATRIOT

10/4/1999

Mailer Sent

10/4/1999

Measured

267

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

4950

Sq. Ft.

Site

0

80.

1.15

1

454,802

454,800

Total AC/HA: 0.11364

Total SF/SM: 4950

Parcel LUC: 104

Two Family

Prime NB Desc

ARLINGTON

Total: 454,802

Spl Credit

Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

